

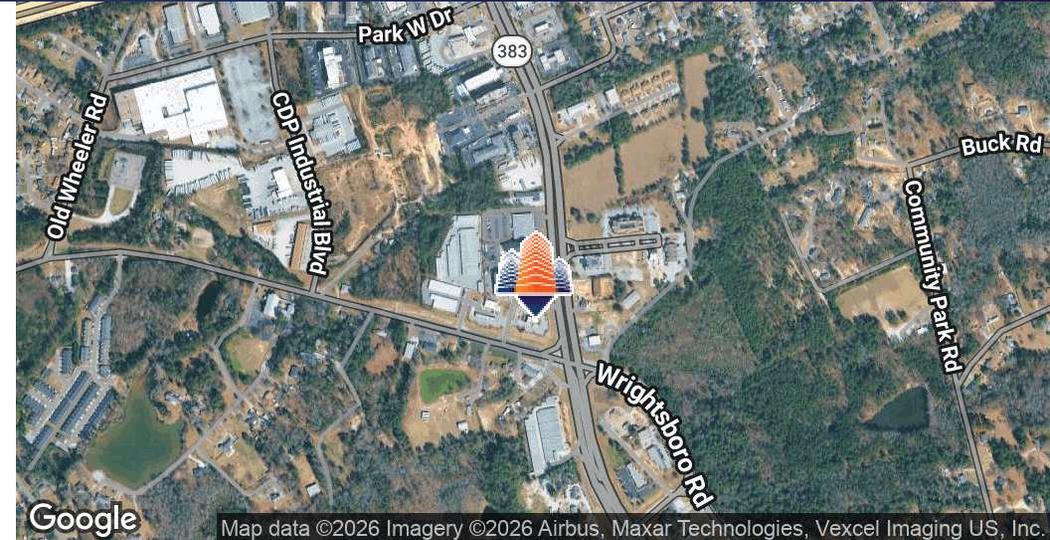
Augusta 2nd Gen QSR

4305 Wrightsboro Rd, Grovetown, GA 30813



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 2nd Gen QSR Available
- Positioned on 1.53 acres
- Situated at signalized intersection of two multiple lane highways; Jimmie Dyess Parkway and Wrightsboro Rd
- Intersections sees over 50,100 cars per day
- 2017 Construction
- Close Proximity to I-20
- Ideal Uses: QSR, Fuel, Auto Parts/Repair, Medical

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	1.53 Acres
Building Size:	3,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,466	16,582	41,929
Total Population	4,072	45,618	116,949
Average HH Income	\$79,639	\$88,315	\$94,038

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PROPERTY PHOTOS



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RETAILER MAP



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, BR00KWO0

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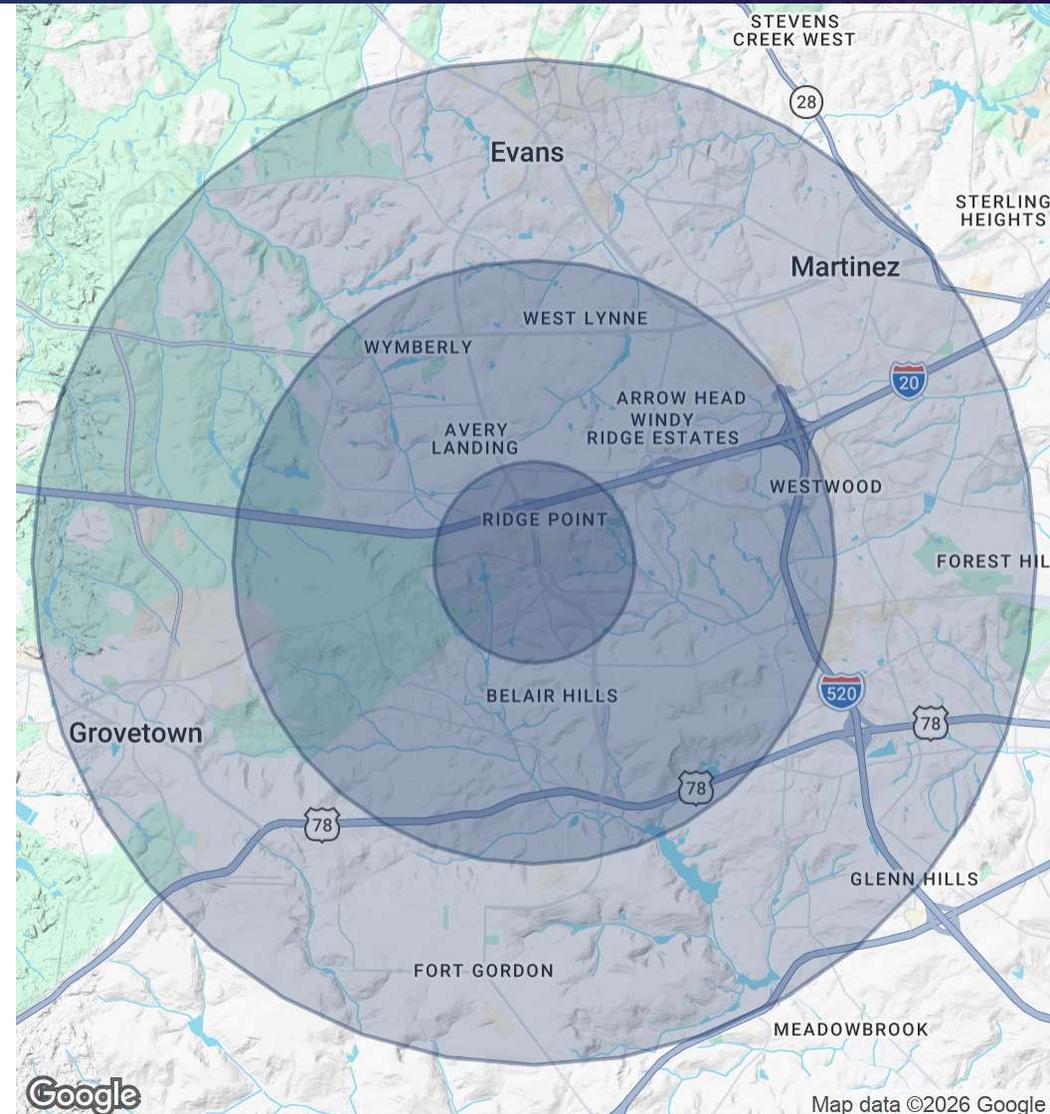
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,072	45,618	116,949
Average Age	37.8	38.1	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,466	16,582	41,929
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$79,639	\$88,315	\$94,038
Average House Value	\$173,249	\$229,460	\$245,278

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	2,321	25,941	65,749
Total Population - Black	1,147	13,725	34,788
Total Population - Asian	60	1,467	4,020
Total Population - Hawaiian	0	38	246
Total Population - American Indian	11	76	300
Total Population - Other	143	1,400	3,173



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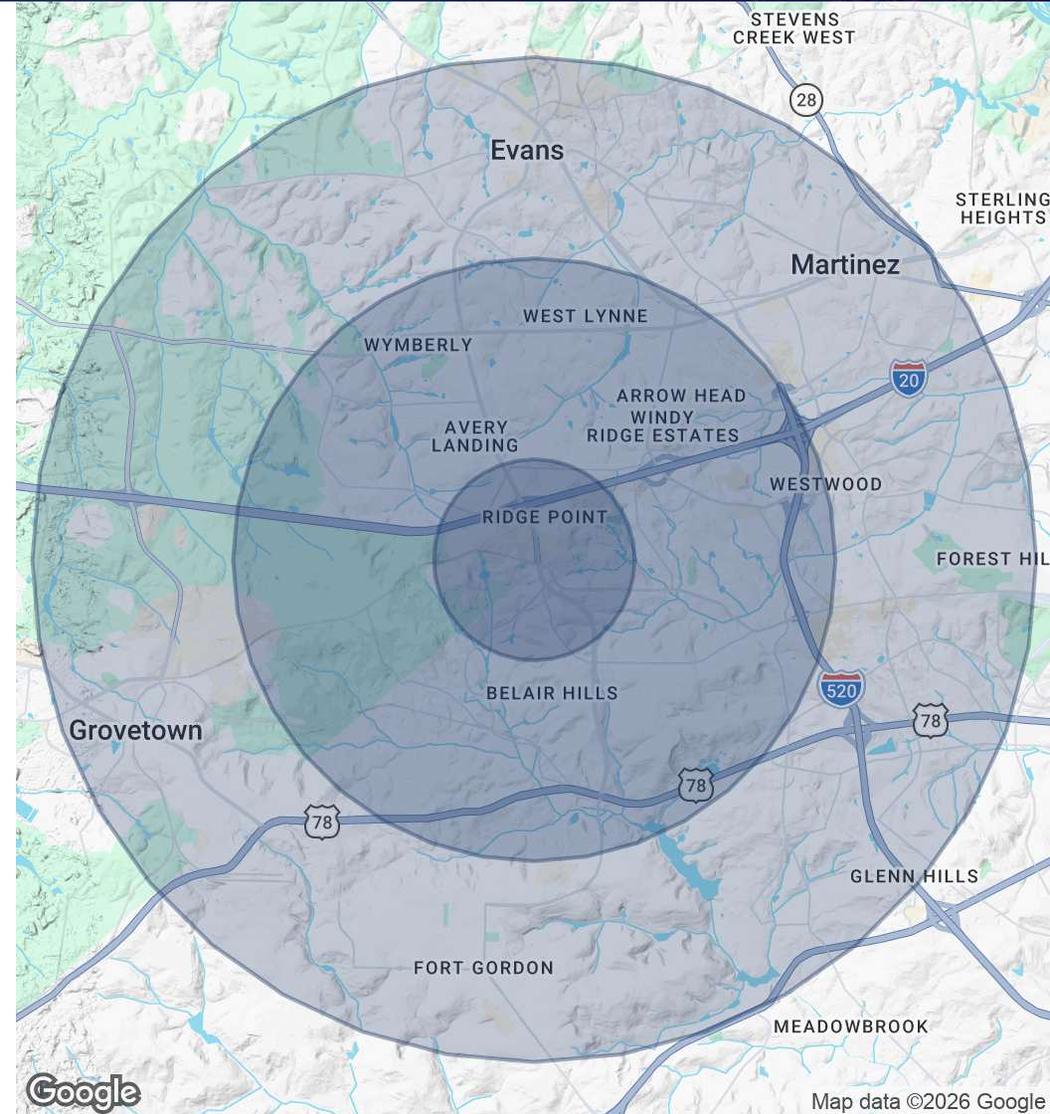
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	204	2,440	7,256
5 - 9	275	2,835	7,039
10 - 14	251	2,383	6,473
15 - 17	79	2,028	5,152
18 - 20	93	1,611	4,723
21 - 24	167	2,262	6,615
25 - 34	647	7,603	18,608
35 - 44	661	5,623	15,365
45 - 54	510	5,737	13,982
55 - 64	636	6,278	13,716
65 - 74	330	4,211	11,018
75 - 84	172	2,008	4,968
85+	49	613	2,055



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